

MINUTES OF THE CITY OF BURLINGTON  
CITY COUNCIL WORK SESSION  
January 3, 2011

The City Council of the City of Burlington held a regularly scheduled work session at the John Robert Kernodle Senior Activity Center, 1535 South Mebane Street, Burlington, N.C., on January 3, 2011, at 7 p.m.

Councilmembers present: Mayor Ronnie K. Wall, Mayor Pro Tem David Huffman, Councilmembers James Butler, Stephen M. Ross and Celo Faucette

Councilmembers absent: None

Harold Owen, City Manager, present

Robert M. Ward, City Attorney, present

Jondeen D. Terry, City Clerk, present

Other Staff Present: David Beal, Bob Harkrader, Eric Hilton, Frank Hope, Nolan Kirkman, Bob Patterson and Peggy Reece

Others Present: Tom McGowen, Phil Stuart and Patricia Rhodes, Stout, Stuart, McGowen & King, LLP, and Richard Parker

Media Present: Molly McGowan, Times-News; Tomas Murawski, Alamance News; Bob Boyer, Alamance Progressive

A) Auditor's Report

City Manager Harold Owen introduced Mr. Tom McGowen. Mr. Owen pointed out that the auditors work for the Council.

Mr. McGowen introduced Patricia Rhodes, partner in charge of the City's audit, and Phil Stuart, managing partner of the firm. Mr. McGowen reviewed the Comprehensive Annual Financial Report (CAFR) ending June 30, 2010. He stated that the City received an unqualified opinion which is the best opinion available. He stated there were no significant deficiencies.

Mr. McGowen pointed out that the Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Burlington for its Comprehensive Annual Financial Report (CAFR) for the fiscal

year-ending June 30, 2010, and that it was the tenth consecutive year that the City had received this prestigious award. He said that staff should be commended.

Mr. McGowen said there were no difficulties in performing the audit, and that there were no material disagreements with management.

Mayor Wall asked that in future, the CAFER be delivered to Council a few days prior to the report from the auditors.

Mr. McGowen reiterated that the auditors worked for the Council.

**B) Demolition - 902 Harris Street**

Assistant Director of Planning Services David Beal said that the house located at 902 Harris Street was initially inspected in 2008. He said that Lost Souls Ministry Inc. had hoped to renovate the structure. Lost Souls Ministry will retain the property.

He said the appraisal showed that house had no contributory value to the property. He said that staff recommended adoption of the demolition ordinance so that the City can place a lien on the property.

Consensus was to move forward with adopting the demolition ordinance at the January 4, 2011, City Council meeting.

**C) Sustainability Update**

Sustainability and Special Projects Engineer Eric Hilton said that sustainability could be defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. He explained that the City had received a direct allocation in the amount of \$223,900 of ARRA funds from the Department of Energy (EECBG). He explained that the EECBG Grant covered an energy plan, energy baseline and projects. He said the energy plan was developed with Energy Consultant David Mahoney. Listed below is a summary of the plan:

- Employed an engineer focused on sustainability.
- Perform energy audits of key buildings.
- Develop energy tracking tools and metrics
- Upgrade lighting to more efficient selections.
- Replace Municipal Building boiler.

He stated that the energy conservation goal was five percent.

Mr. Hilton gave the annual energy cost of each City facility and the energy performance by building.

Listed below is the energy plan implementation status:

- Data collection and metrics are almost complete.
- Energy Team - meets monthly, individuals from each department.
- HVAC performance being evaluated for municipal building and Belmont Labs. (\$126,900 total annual energy bill.)
- Aquatic Center options being developed (\$79,000 total annual energy bill.)

He stated that lighting upgrades would include retrofits for City Hall, Belmont Labs, Public Works, City garage, Police and Fire headquarters. He said the upgrades would increase light output and lighting effectiveness and a 50% decrease in energy consumption. He pointed out that it would eliminate lighting maintenance for four years in these buildings.

#### Solid Waste and Recycling Improvements

- Updating solid waste ordinance for current landfill bans.
- Evaluating a pilot program to self-perform recycling collection using 96 gallon roll-out carts.
- Implementing recycling program at City buildings and evaluating a program for parks.
- Started rechargeable battery recycling program for Fire and Police.

#### Fleet Management

- FY 2009-2010 Background Data - Highway travel only
- 2,414,492 miles driven
- 293,145 gallons of fuel consumed
- \$589,221 spent on City fuel
- Average price of \$2.01 per gallon
- City-wide average fuel economy is 8.2 mpg
  - High of 24.7 mpg for Utilities Supervision
  - Low of 2.0 mpg for Sanitation trucks

#### Fleet Options

- Evaluate options as fleet is replaced.
  - Determine true needs and maximize economy.
  - Hybrid options.
  - Compressed natural gas.

### Summary

- The City is positioned to show great progress in sustainability.
- Costs can be reduced through these efforts.
- Long-term health of the City is improved.
- Burlington can show well with cities much larger than us.

Mayor Wall asked that the presentation be put on the City's website.

Councilmember Butler said that fuel economy was very important.

### D) Discussion - 2011 State Legislative agenda

Mr. Owen said that the NCLM was having an Advocacy Goals Conference on January 20, 2011, at the Raleigh Convention Center. He asked Council to give him ideas by January 14, 2011.

### E) Committee Reports

None

### F) Questions Concerning City Council Agenda

Councilmember Faucette asked about the telecommunications contract, and Nolan Kirkman answered that the City received revenue from the tower rentals. Mr. Kirkman explained that the item on the agenda was just an equipment change out and not a change in the lease.

### G) City Manager Comments

None

### Adjourn

The meeting was adjourned.

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Jondeen D. Terry, City Clerk